

The regular meeting of the Souderton Planning Commission was called to order at 7:00 pm on the above date by Chairman William Maxwell. Other Commission members present included Thomas Rosenberger, Andrew Schlosser, Barry Stoltzfus and Roy Zeiher. The meeting was also attended by Borough Manager P. Michael Coll, Hannah Mazzaccaro of the Montgomery County Planning Commission, Borough Engineer Mark Eisold, Boucher and James, Inc., and Borough Councillors Jonathan Gardenier, Jeffrey Gross, Richard Halbom and Mayor John Reynolds.

Commission members reviewed the minutes of the Planning Commission meeting held on Wednesday, January 21, 2009. A motion was made by Thomas Rosenberger, seconded by Barry Stoltzfus, to approve the minutes of the January 21, 2009 meeting as prepared. The motion was approved.

Chairman Maxwell noted that the agenda for this meeting focuses on the continuation of review of the Broad Theater redevelopment project that was presented in conceptual form at the January meeting. Representatives from the Broad Entertainment Group, including Architect Mark Henry, Charles Ebersole, Robert Berger and Jeff Miller, were present.

Architect Mark Henry made the presentation on behalf of Broad Entertainment Group. Mark Henry led Commission members through the distributed plan set. A site location sheet was added and includes the parking calculation tables and location of the shared parking spaces in relation to the Broad Theater. The Broad Theater will be renovated to provide for the traditional movie theater, live performances and conferencing. As discussed at the January meeting, the theater will be renovated to provide for stadium seating and an expanded lobby area. Adjoining the theater on the first floor will be a casual dining facility to be known as Bogart's, with a fine dining facility on the second floor to be known as Broadway prime. A lounge and restroom facilities will be situated on the second floor joining with the stadium seating for the theater. The anticipated employee load is 30. The fine dining restaurant will serve between 4 pm to 10 pm. There are some additional floor elevation and structural considerations that must be resolved with the connection of the adjoining building.

Planning Commission members questioned the extent of any proposed façade improvements as part of this project. The C-3 Commercial District requires certain façade improvements and specific treatments, such as street furniture, lighting, window or awning treatments. A tabulation should be added to the plan set to conceptually show how the project will comply to the Zoning Ordinance. The developers expressed some difficulty with certain exterior renovations and how they may impact on the historic tax credits and the requirements for the anchor building grant that was secured through the Main Streets organization. The developers intend to cooperate with the eventual streetscape plan that has not been finalized by the Borough. Final details concerning the exterior of the building will be predicated by regulation of the various funding programs and the Borough's master streetscape plan.

Barry Stoltzfus commented that the Planning Commission has considered conditional approvals in the past. In the case of this project he expressed comfort with a conditional approval to keep this project moving forward. A motion was made by Thomas Rosenberger and seconded by Roy Zeiher, to recommend conditional final approval of the Broad Theater Redevelopment Project subject to final review and comment by the Borough Engineer and the Montgomery County Planning Commission. The motion was approved.

Andrew Schlosser noted that the Planning Commission must develop a firm policy requiring

the submission of land development plans at least two weeks prior to a scheduled meeting in order for the consultants and Board members to have ample time to review and consider the proposed plan.

Hannah Mazzaccaro, Community Planner with the Montgomery County Planning Commission provided a report on the status of the special zoning sub-committee work on the revised C-2 Commercial Limited District. Councillor Jonathan Gardenier requested clarification on density considerations for multifamily residential buildings. Hannah Mazzaccaro explained that while a more intense residential use may be permitted within the district, the proposed use must comply with specific lot area, lot width and building setback dimensional standards.

There being no further business, the meeting was adjourned at 8:07 pm.

Respectfully submitted,

P. Michael Coll, Recording Secretary